



February 3, 2024

**POSSIBLE UNAUTHORIZED VEHICLE NOTICED
(GRAY SPRINTER VAN IN LONG-TERM PARKING)**

It was reported today that there is a grayish van, License #KN IX312, parked in the long-term parking lot that may have people sleeping in it. Apparently, when approached, one of the people associated with this van stated that a unit owner told them that it would be "fine."

If you know who these people are or to whom the van belongs, please let them know that they may not "camp" in the complex.

The Association may call the Police and/or may have the vehicle towed at the vehicle owner's expense. Thank you.

INFORMATIONAL MEETING HELD

On February 1st, at 6PM, there was an informational meeting held at the Elks Lodge to mainly discuss the responsibility of Owners vs Association in terms of gas lines, utility doors, water lines, budget, insurance, exclusive use area, and amending the CC&Rs. Numerous opinions were expressed from both sides.

The bottom line is that, whether you feel one way or the other, you can submit (via email) your point of view to JamesN@Bartlein.com. Please try to keep it brief and to the point. Please submit it by the end of this month. The information will be accumulated and summarized for owners to review. Ideally, from the owners' comments, a semi-formal ballot can be sent to owners to cast their votes. If there is a clear indication which way the owners are leaning toward, the Association can then have an attorney draft the language of the ballot for a formal vote for the members to amend the CC&R's.

This process may be subject to be tweaked a bit. Thank you in advance for your participation. Many thanks to Craig Nicholson for securing the venue.

Please note: While about 10 units attended via zoom, today while reviewing the various emails that were sent regarding the Informational Meeting, I realized that, somehow, the Passcode was inadvertently left out or got dropped. My sincere apologies to those who were unable to "zoom" in.

**ELECTION BALLOT MAILED TO OWNERS
(Please Vote & Return your Ballot)**

On or around January 19th, a secret ballot for the election of the Board was sent to the unit owners. If you have received your ballot, please follow the instructions, vote and return it the provided self-addressed-stamped envelope. Please make sure to sign the back of the envelope that states "To Be Opened By Inspector Of Elections Only." Tom Doty was appointed to be the Inspector of Elections.

Originally, there were 5 candidates at the Annual Meeting. Subsequently, 2 withdrew and there are now just three candidates running for the three positions. Even though there are just 3 candidates for the three positions, the secret ballot procedure is still in effect. Please vote and return your ballot by March 14, 2024, when the opening and counting is scheduled. If there are not enough ballots (90 are needed), the Board may extend the deadline until sufficient ballots are received. Thank you in advance for returning your ballot.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **February 8, 2024, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)



GAS LINES REPLACED AT 7602 & 7636;

Earlier last month, due to a couple of leaky gas lines at the above buildings, all the gas lines at those addresses were replaced. The total costs for these projects came in around \$72,000+. Many thanks to all the owners and residents of these buildings for their patience and cooperation.

SPECIAL ASSESSMENT DUE ON JUNE 1ST

As a reminder, the Budget calls for a special assessment of \$270 due on June 1, 2024. You can pay the special assessment early if you wish. Please make your check payable to "BART TRUST" and please write "special assessment" on the memo line for proper classification. Any payment received after June 30, 2024, will be considered late and there will be a late charge. When the time comes, please send a check to pay for the special assessment to the address below.

**NOTIFY YOUR INSURANCE AGENT
REGARDING HIGHER DEDUCTIBLE**

If you have not done so, please notify your insurance agent that the Association policy has a \$20,000 deductible for water related issues. Please have your coverage be adjusted accordingly so that you are properly covered.

**REPORT TO UNION PACIFIC HOMELESS
ENCAMPMENT OR VEGETATION GROWTH**

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP.

You will need to give specific location information. Thank you for your cooperation.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

**PARKING REMINDER -
REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense.

**CHECK ASSOCIATION WEBSITE
WWW.EUCALYPTUSGROVE.ORG
FOR INFORMATION**

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
Balconies / patios
Dehumidifiers
Furnace inspection
Governing documents
Hard floors
Insurance review recommended
Mailbox
Maintenance request
Minutes
Newsletters
No short-term rentals
Parking
Pets
Pressure regulators
Quiet hours
Remodeling
Sewer lines
Smoking prohibited
Trespassers

**UPDATING THE BYLAWS & CC&R'S
STILL IN THE WORKS**

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to the owners for review.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

**ALL EXTERIOR ALTERATIONS REQUIRE
BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage has a \$20,000 amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters

insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next meeting is **February 8, 2024**, at 6PM, via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to our office at the address below. Please call at least 24 hours prior for arrangements. Thank you.

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

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